



LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ALL OF PLUM ORCHARD ADDITION AND A PORTION OF TRACT 2, THOMAS WHITE FARM SUBDIVISION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER
THENCE ON AN ASSUMED BEARING OF N 90°00'00" E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2.72 FEET;
THENCE S 00°00'00" W A DISTANCE OF 102.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED;
THENCE S 87°31'42" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.07 FEET;
THENCE N 85°29'58" E CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.13 FEET;
THENCE S 04°30'02" E CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET;
THENCE N 85°29'58" E CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 551.10 FEET TO A POINT ON THE EXTENSION OF THE CENTERLINE OF THE SMOKY HILL RIVER CHANNEL;
THENCE S 40°34'28" W ALONG SAID CENTERLINE OF THE SMOKY HILL RIVER CHANNEL AND EXTENSIONS THEREOF, A DISTANCE OF 136.48 FEET;
THENCE S 34°09'45" W CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 125.74 FEET;
THENCE S 42°13'11" W CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 139.76 FEET;
THENCE S 57°03'37" W CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 139.68 FEET;
THENCE S 87°18'49" W CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 137.33 FEET;
THENCE N 87°53'09" W CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 328.05 FEET;
THENCE N 00°00'00" E A DISTANCE OF 343.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINS 237,501 SF, 5.45 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS NOW OF RECORD.
END OF DESCRIPTION

PLAT NOTES:
1. UNABLE TO SET SUBDIVISION CORNERS ALONG THE CENTER LINE OF THE SMOKY HILL RIVER CHANNEL.
2. SUBJECT PROPERTY IS LOCATED IN "ZONE AH" AND "ZONE B" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SALINA, KANSAS COMMUNITY-PANEL NUMBER 200319 0005 B, EFFECTIVE DATE FEBRUARY 5, 1986. "ZONE AH" IS DEFINED AS "AREAS OF 100-YEAR FLOOD SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED". THE BASE FLOOD ELEVATION IS DETERMINED TO BE 1219.00. "ZONE B" IS DEFINED AS "AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD."
3. THIS PLAT SHALL CONFORM WITH THE PROVISIONS OF RESOLUTION NO. 3186 OF THE CITY OF SALINA DEALING WITH FLOOD HAZARD AREAS.
4. THE DRAINAGE AND RECREATION RIGHT-OF-WAY ENCOMPASSING THE OLD SMOKY HILL RIVER CHANNEL SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF SALINA TO ALLOW FOR PUBLIC USE AND MAINTENANCE OF THE CHANNEL AND CONSTRUCTION OF A FUTURE RECREATIONAL TRAIL TO BE OWNED AND MAINTAINED BY THE CITY.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 90°00'00" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SALINE COUNTY, KANSAS.

COUNTY SURVEYOR CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 22nd DAY OF December, 2009.

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
A REPLAT OF PLUM ORCHARD ADDITION FILED OF RECORD IN MY OFFICE ON THIS 22nd DAY OF December, 2009, AT 1:00 P.M., AND DULY RECORDED IN VOLUME OF PLATS, AT PAGE.
REBECCA SEEMAN, REGISTER OF DEEDS
FILING FEE OF PAID.

- LEGEND:**
- SECTION CORNER FOUND
 - 1/2"x24" REBAR W/ CLS #20 CAP SET 10' NORTH OF RIGHT-OF-WAY AT EDGE OF TIMBER
 - 1/2"x24" REBAR W/ CLS #20 CAP SET IN CONCRETE
 - MONUMENT FOUND, ORIGIN UNKNOWN, UNLESS OTHERWISE NOTED
 - (P) PLATTED
 - (M) MEASURED
 - (CM) CALCULATED MEASUREMENT
 - BFE BASE FLOOD ELEVATION
 - PLAT BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE

SURVEYOR'S CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF SALINA, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 17th DAY OF November 2009.
DATE OF SURVEY: JULY 16, 2009
WILLIAM C. DELKER, LAND SURVEYOR
REGISTRATION NUMBER 1201

CORPORATE OWNER'S CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, GREAT PLAINS RENTALS, INC. OWNS THE LAND DESCRIBED IN THE PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALL STREET, DRAINAGE AND RECREATIONAL RIGHT-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT, AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.
GIVEN UNDER MY HAND AT SALINA, KANSAS THIS 17 DAY OF November, A.D. 2009.
Roy E. Applequist - President
ROY E. APPLEQUIST, PRESIDENT
GREAT PLAINS RENTALS, INC.

NOTARY CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
I, Sheldon A. Muninger, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROY E. APPLEQUIST, PRESIDENT, GREAT PLAINS RENTALS, INC. PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE PLAT AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 17 DAY OF November, A.D., 2009.

ABSTRACTER'S CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
THE UNDERSIGNED, BEING A DULY LICENSED AND BONDED ABSTRACTER OR AUTHORIZED REPRESENTATIVE THEREOF, HEREBY CERTIFY THAT THE ABOVE IS THE LEGAL OWNER OF RECORD OF THE PROPERTY SHOWN ON THIS PLAT.
DATED THIS 22nd DAY OF December, A.D. 2009.
LAND TITLE SERVICES, INC.

COUNTY CLERK AND CITY CLERK CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONJUNCTION WITH THE PLAT.
GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 25th DAY OF November, A.D. 2009.
DONALD R. MERRIMAN, COUNTY CLERK
LIEU ANN ELSEY, CITY CLERK
APPLICATION # 99-18

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF KANSAS } SS
COUNTY OF SALINE }
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 25th DAY OF November, A.D. 2009.
DONALD R. MERRIMAN, COUNTY CLERK
LIEU ANN ELSEY, CITY CLERK

SALINA CITY PLANNING COMMISSION CERTIFICATE
STATE OF KANSAS } SS
COUNTY OF SALINE }
APPROVED THIS 18th DAY OF AUGUST, A.D. 2009.
SALINA CITY PLANNING COMMISSION
SALINA, KANSAS
MONROE FUNK, CHAIRMAN
DEAN ANDREW, SECRETARY

CERTIFICATE OF THE CITY COMMISSION
STATE OF KANSAS } SS
COUNTY OF SALINE }
APPROVED THIS 14th DAY OF SEPTEMBER, A.D. 2009.
BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS
M. LUCI LARSON, MAYOR
LIEU ANN ELSEY, CITY CLERK

A REPLAT OF
PLUM ORCHARD ADDITION
AND A REPLAT OF A PORTION OF
TRACT 2, THOMAS WHITE FARM SUBDIVISION
TO
THE CITY OF SALINA,
SALINE COUNTY, KANSAS
KAW VALLEY ENGINEERING, INC.

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